

STAFF REPORT TO HEARING EXAMINER
EVERGREEN RECOVERY CENTER CONDITIONAL USE PERMIT
(CUP-002922-2015)
Tuesday, August 18, 2015 – Council Chambers – 2:00 PM

I. Application Name and Number

File Name: Evergreen Recovery Center Conditional Use Permit

File Numbers: CUP-002922-2015

Applicant: Linda Grant, CEO
Evergreen Recovery Centers

Owner: Evergreen Recovery Centers

Staff Contact: Todd Hall, Planning Manager 
425-670-5407, thall@ci.lynnwood.wa.us

II. Proposal and Background

Proposal

The Applicant is requesting approval of a conditional use permit to approve a medically-managed alcohol and drug withdrawal management facility within an existing building located at 20508 56th Ave. W. Average stay will be less than a week. The center will be located within approximately 4,485 square feet of the building. The facility will be licensed by the Washington State Department of Health as a 16-bed Residential Treatment Facility – Acute/Medical Detoxification under WAC 246-337. The facility will be reviewed under Chapters 21.24 Conditional Use Permits and 21.73 Essential Public Facilities of the Lynnwood Municipal Code (LMC). The property is approximately 1.10 acres (48,042 square feet) and is zoned LI (Light Industrial).

Essential Public Facility (EPF)

The proposal is identified as an essential public facility (EPF), as defined in Chapter 21.02 Lynnwood Municipal Code (LMC), Essential public facility.

21.02.318 Essential public facility.

“Essential public facility” or “EPF” means a facility that is typically difficult to site, such as a state education facility, a state or regional transportation facility as defined in RCW 47.06.140 and WAC 365-196-550, regional transit authority

facilities as defined by RCW 81.112.020, a state or local correctional facility, a solid waste handling facility, or inpatient facility, including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020, and all facilities that appear on the list maintained by the State Office of Financial Management pursuant to RCW 36.70A.200(4).

Chapter 21.73 Essential Public Facilities is the Chapter that regulates the process, siting and expansion of EPFs in the City of Lynnwood. For this application, Chapter 21.73.020 Siting or expansion of local essential public facilities is applied, the process of which is further outlined in Section III below.

III. Application Review and Approval Process

Essential Public Facility

As previously noted, approval of an EPF is regulated by Chapter 21.73, specifically 21.73.020 Siting or expansion of local essential public facilities. The following process is required:

- A. A conditional use permit shall be required as provided in this section before any local essential public facility may be located or expanded within the City of Lynnwood, regardless of the zoning district in which such facility is or is proposed to be located.
- B. A complete application for a conditional use permit for a local essential public facility shall include all items required under Chapter 21.24 LMC.
- C. A conditional use permit for a local essential public facility shall be approved upon a determination that:
 - 1. The project sponsor has demonstrated a need for the project, as supported by a detailed written analysis of the projected service population, an inventory of existing and planned comparable facilities, and the projected demand for the type of facility proposed;
 - 2. The project sponsor has reasonably investigated alternative sites, as evidenced by a detailed explanation of site selection methodology, as verified by the city and reviewed by associated jurisdictions and agencies;
 - 3. The local essential public facility is not located in any residential zoning districts, except as provided in this subsection. If the land on which a local essential public facility is proposed is located in a residential zoning district, the applicant must demonstrate that there is no other feasible location for the facility and that the exclusion of the facility from the residential districts of the city would preclude the siting of all similar facilities anywhere within the city. If the applicant is able to make such a demonstration, the hearing examiner shall authorize the essential public facility to be located in the residential zoning district; and

4. The local essential public facility meets all provisions of this code for development within the zoning district in which it is proposed to be located. If a local essential public facility does not meet all such provisions, the applicant must demonstrate that compliance with such provisions would preclude the siting of all similar facilities anywhere within the city. If the applicant is able to make such a demonstration, the hearing examiner shall authorize the essential public facility to deviate from the provisions of this code to the minimum extent necessary to avoid preclusion.
- D. The hearing examiner may approve, or approve with modifications, and impose reasonable conditions upon the local essential public facility in order to ensure that:
1. Necessary infrastructure is or will be made available to ensure safe transportation access and transportation concurrency;
 2. Adequate service capacity is or will be made available to ensure that public agencies have the capacity to handle changes in the demand for public services that may occur as the result of the facility, including but not limited to insurance costs, public awareness and public education costs and that the facility will not adversely affect public safety;
 3. Any and all probable significant adverse environmental impacts including, but not limited to, noise, air quality, habitat, soil quality, and soil stability of neighboring properties and light pollution are adequately mitigated.

Conditional Use Permit

Per LMC 21.24.100 (CUP) and LMC 1.35.100-1.35.740 (Application Processing and Review), the Hearing Examiner shall hold a public hearing and approve, approve with conditions, deny the application, or remand the application for additional information. LMC 21.24.100 provides findings that must be made for the hearing examiner to approve a conditional use permit. These include:

1. That the use for which such as permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
2. It will be in harmony with the general purpose of this title.

IV. Exhibits

1. Staff Report to Hearing Examiner
2. Land Use Application Forms (Coversheet & CUP)
3. Affidavit of Ownership
4. Applicant Response to CUP Requirements
5. Project Details
6. Site Plan
7. Vicinity Map
8. Site Photos
9. Notice of Application and Public Hearing
10. Building Elevations

11. Floor Plan
12. Applicant Letter to Neighboring Property Owners
13. Email from neighboring resident
14. Letter of Support – North Sound Mental Health Administration
15. Letter of Support - Snohomish County Human Services
16. Letter of Support - Verdant Health Commission
17. Zoning Map
18. Comprehensive Land Use Map

V. Noticing

A Notice of Application was posted at the City of Lynnwood official posting sites and on site, as well as published in the Herald newspaper, on July 1, 2015.

A Notice of Public Hearing was posted at the City of Lynnwood official posting sites and on site, as well as published in the Herald newspaper, on July 17, 2015.

Owners and tenants of property within a 600-foot radius of the subject property were also mailed notices on the dates noted above.

VI. Staff Analysis and Decisional Criteria

Chapter 21.73.020 LMC lists the criteria that essential public facilities must meet in order for the conditional use permit to be approved by the hearing examiner. In addition to these criteria, the proposal must also meet the criteria as noted in Chapters 21.24.100 and .150 LMC, as well as the City of Lynnwood Comprehensive Plan.

A. Chapter 21.73 Essential Public Facilities

The new facility will be an EPF as defined under Chapters 21.02 and 21.73.020 LMC.

The following responses provided by the applicant address how the project meets the criteria for EPFs. Note: Shortened answers are provided below for clarity and accuracy, full responses are provided in Exhibit 4.

1. 21.73.020.C.1: The project sponsor has demonstrated a need for the project, as supported by a detailed written analysis of the projected service population, an inventory of existing and planned comparable facilities, and the projected demand for the type of facility proposed.

Applicant's Response: The County has only one 16-bed detox facility for the entire County, and it is located in Everett and is operated by Evergreen Recovery Centers. Because the beds are so limited persons can wait weeks to be admitted, even though withdrawal has life-threatening complications. Seizures, respiratory failure and cardiac arrest during withdrawal from alcohol and certain drugs are common complications, and opiate overdose is now epidemic in the County and South County.

Lynnwood residents are underserved, with most admissions in the existing detox coming from Everett and north. Lynnwood officials, first responders, the hospitals, and families in this area are all impacted by the shortage of detox beds. A community group, including health care providers from Swedish-Edmonds Hospital, Lynnwood emergency services, and Verdant Foundation, have been working for several years to find a provider, funding and a location for a detox to serve Lynnwood area residents.

Staff Response: Staff concurs with the applicant's response in that the project sponsor has demonstrated a need for the project and has provided the necessary analysis supporting the need.

2. 21.73.020.C.2: The project sponsor has reasonably investigated alternative sites, as evidenced by a detailed explanation of site selection methodology, as verified by the city and reviewed by associated jurisdictions and agencies.

Applicant's Response: Alternative sites were explored in Edmonds, Mountlake Terrace and other parts of Lynnwood but no other appropriate building was available that met the criteria, including being in a non-residential zone, one story with ADA access, being within 2 miles of a hospital, and with an affordable purchase price.

Staff's Response: Staff concurs with the applicant's response in that the proponent has explored alternative sites and has concluded that this location would best serve the needs of its patients and the surrounding community.

3. 21.73.020.C.3: The local essential public facility is not located in any residential zoning districts, except as provided in this subsection. If the land on which a local essential public facility is proposed is located in a residential zoning district, the applicant must demonstrate that there is no other feasible location for the facility and that the exclusion of the facility from the residential districts of the city would preclude the siting of all similar facilities anywhere within the city. If the applicant is able to make such a demonstration, the hearing examiner shall authorize the essential public facility to be located in the residential zoning district.

Applicant's Response: The Essential Public Facility is located in a Light Industrial zone, and the land is in Light Industrial and not in a residential zone. This EPF will be sponsored by Snohomish County Human Services with the purpose of providing short-term medical detox to residents of Lynnwood and surrounding areas. Evergreen has a similar facility in Everett that serves North County residents. There are a limited number of residential homes on the other side of 56th Ave. W. Neighbors within 600-feet have been notified of our proposed use and have received mailed notice and an invitation to an open house on June 30 to tour that facility and learn more about the proposed function.

Staff's Response: Staff concurs with the applicant's response. The location of the new facility is located within the Light Industrial (LI) zone and the Industrial (I) land use

designation. Residents within the surrounding area were notified. The City received one response from a neighbor opposing the project (see Exhibit 13). However, staff understands that the proponent has reached out to the resident to explain the project to them and help alleviate any concerns that they have about the proposed facility.

4. 21.73.020.C.4: The local essential public facility meets all provisions of this code for development within the zoning district in which it is proposed to be located. If a local essential public facility does not meet all such provisions, the applicant must demonstrate that compliance with such provisions would preclude the siting of all similar facilities anywhere within the city. If the applicant is able to make such a demonstration, the hearing examiner shall authorize the essential public facility to deviate from the provisions of this code to the minimum extent necessary to avoid preclusion.

Applicant's Response: The Local Essential Public Facility will meet all provisions of this code for development within the zoning district in which it is proposed to be located. Tenant improvements will be made to bring the building to all code requirements.

Staff's Response: Staff concurs with the applicant's response. In addition to the CUP application, the proponent has submitted an application for building and fire review. The application will be reviewed for compliance with all applicable city regulations, building and fire codes.

B. Conditional Use Criteria (Chapter 21.24 LMC)

LMC Sections 21.24.100 and .150 provide the findings that must be made for the hearing examiner to approve a conditional use permit:

- The use for which such a permit is sought will not be injurious to the neighborhood or otherwise detrimental to the public welfare; and
- It will be in harmony with the general purpose of this title.

Staff's Response: Staff concurs that adequate findings can be made to support approval of the proposal. The proposed detox facility will be located within an existing building that would meet the needs of the user. There is no change to the existing footprint of the building or the size of the parking area. While some interior improvements and upgrades are planned, no exterior design changes are proposed. Parking is ample for the low level of visitors and staff and therefore there will be no impact to existing on-site tenant parking.

The facility has protocols in place to assure that no disruption will occur to the surrounding neighbors, including patients being required to be picked up by family or friends or taken by staff to bus or treatment facility. The facility is smoke-free, and patients will remain inside during the entirety of their stay. Doors will remain locked

and admission to the facility is strictly controlled, with admissions staggered with 2-4 hours between patients.

C. Comprehensive Plan

The subject site is designated as Industrial (I) on the Future Land Use Map. Primary land uses within the Industrial land use designation include wholesale activities, manufacturing, processing, and assembly of goods. However, EPFs may be located within any zone with the exception of residential zoning districts unless the applicant demonstrates that there is no other feasible location for the facility and that the exclusion of the facility from the residential districts of the city would preclude the siting of all similar facilities anywhere within the city.

EPFs are further supported by the Comprehensive Plan through policies in the Land Use Element (Policy LU-43, Item K) and Capital Facilities Element (Policies CF-4.27 – 4.31).

Staff's Response: Staff concurs that the proposal is consistent with the Comprehensive Plan's applicable policies in the Land Use and Capital Facilities elements.

D. Referrals

A 14-day referral/comment period on the proposal ended on July 15, 2015. Referral notice was sent to affected agencies and City Departments. City of Lynnwood Fire Marshal provided comments regarding the fire suppression system in the building. Those comments are listed as conditions in Section VIII below.

No other comments from agencies were received.

E. Public Comment

A 14-day public comment period on the proposal ended on July 15, 2015. Staff received one comment via email on July 7, 2015 from a neighboring resident opposing the facility at the proposed location (Exhibit 13). Staff forwarded the comment to Evergreen Recovery Centers staff and they reached out to the citizen to discuss their proposal.

VII. Environmental Review

The proposed subdivision is categorically exempt from SEPA Review per the City's approved exemption levels and as adopted by WAC 197-11-800.

VIII. Conclusions and Recommendation

A. Conclusion

Based on the application materials (Section IV) and the analysis contained in this staff report (Section VI), staff concludes that the applicant has met the decision criteria for approval Essential Public Facilities and Conditional Use Permits as long as the

recommended conditions of approval are met prior to issuance of the Certificate of Occupancy.

B. Recommendation

Staff recommends the Hearing Examiner approve the Conditional Use Permit for Evergreen Recovery Center (CUP-002922-2015) subject to the following conditions of approval:

1. Exhibit 6 is the approved site plan. Revisions of approved plans are governed by Chapter 1.35.180 LMC
2. Fire sprinkler protection is required. The sprinkler system will need to be extended throughout the entire building (all suites/areas).
3. Fire sprinkler riser room with exterior door, fire department connection (FDC), and possible hydrant shall be required.
4. Fire alarm system required.
5. Commercial kitchen hood and UL300 suppression system required.



Land Use Application Cover Sheet

RECEIVED

File Name: EVERGREEN RECOVERY CENTERS

JUN 26 2015

File Number: CUP-002922-2015CITY OF LYNNWOOD
PERMIT CENTER

Instructions for Applicants

Please read and follow all instructions on your application carefully. If you have any questions about the process or your project, it is strongly recommended that you speak with staff prior to submitting your application to help ensure that processing can advance in a timely manner. Every application must include this cover sheet, the application/checklist and all required items, and a notarized affidavit of ownership (if applicable).

Specific Type of Land Use Application to be submitted (check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit | <input type="checkbox"/> Environmental Review (SEPA) | <input type="checkbox"/> Wireless Communication Facility |
| <input type="checkbox"/> Appeal | <input type="checkbox"/> Project Design Review | <input type="checkbox"/> Other (please specify): |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Rezone/PUD | |
| <input type="checkbox"/> Boundary Line Adjustment/ Lot Combination | <input type="checkbox"/> Short Subdivision (Short Plat) | <input type="checkbox"/> Comprehensive Plan Suggested Amendment |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Subdivision (Long Plat) | <input type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Variance | | |

Please Print or Type Legibly

LINDA GRANT, CEO for

Applicant: <u>EVERGREEN RECOVERY CENTERS</u>			Phone: <u>(425) 258-2407</u>
Address: <u>2601 Summit Ave</u>			Cell: <u>(425) 359-1840</u>
City: <u>EVERETT</u>	State: <u>WA</u>	Zip: <u>98201</u>	Fax: <u>(425) 339-2601</u>
E-Mail: <u>lgrant@evergreenmanor.org</u>			
Contact Person, if different: <u>LINDA GRANT, CEO</u>			Phone: <u>(425) 258-2407</u>
Address: <u>2601 Summit Ave</u>			Cell: <u>(425) 359-1840</u>
City: <u>EVERETT</u>	State: <u>WA</u>	Zip: <u>98201</u>	Fax: <u>(425) 339-2601</u>
E-Mail: <u>lgrant@evergreenmanor.org</u>			
Property Owner(s), if different: <u>PURCHASING - Will be Evergreen-currently McCarthy Property Trust.</u>			Phone:
Address: <u>2601 Summit Ave.</u>			Cell: <u>(425) 359-1840</u>
City: <u>Everett</u>	State: <u>WA</u>	Zip: <u>98201</u>	Fax: <u>(425) 339-2601</u>
E-Mail: <u>lgrant@evergreenmanor.org</u>			
Site Address(es): <u>20508 56th AVE. W., LYNNWOOD</u>			Zoning: <u>Light Industrial</u>
Assessor Parcel Number(s) - (APNs): <u>27042100307300</u>			Comp. Plan Designation:
Description of Proposal: <u>use 1/2 building for short-term (up to 6 days) withdrawal management/acute medical detox program. 1/2 remains offices</u>			
I/We certify that the information provided in this application, including all submittals and attachments, is true and correct to the best of my/our knowledge.			
Signature of Applicant/Agent: <u>Linda Grant, CEO</u>			Date: <u>6-24-15</u>
Signature of Property Owner:			Date:

- ☒ 11. A colors and materials board showing all proposed colors and materials. *NA*
- ☒ 12. A vicinity map, showing the location of the site in relation to nearby streets and properties.
- ☒ 13. Two (2) sets of reduced copies (no larger than 11 by 17 inches) of all plans and oversized documents.
- ☒ 14. Photographs of the site.
- ☒ 15. A completed SEPA application, unless the project is categorically exempt from SEPA review. *NA*
- ☒ 16. A list of other permits that are or may be required for the development of the property as known to the applicant at the time of submittal. *Tenant Imp. Only*
- ☐ 17. A list of permits that are to be processed concurrently with this application.
- ☐ 18. If the project is to be developed or occupied in phases, a schedule for each phase. *NA*
- ☐ 19. A list of all development standards for which the applicant is requesting relaxation, pursuant to this section, and an explanation of the reason or justification for relaxation of each standard. *NA*
- ☒ 20. A complete, notarized Affidavit of Ownership for all property owner(s) of the involved property, with original signatures.
- ☒ 21. Application fee(s). *\$3500.*

For Staff Use ONLY	
Verified	Waived

FEES See LMC 3.104 or contact our office for current fee information.

NOTES 1. The approval of a Conditional Use Permit Application does not in any way replace, modify or waive any requirement for the compliance of the proposal with other applicable codes, standards, or regulations including, but not necessarily limited to, those of the Building, Fire or Public Works Departments. You are advised to contact these departments concerning such requirements.

2. *Optional consolidated review:* Per LMC 1.35.080, projects involving two or more land use applications filed at the same time may be "consolidated" upon written request by the applicant at the time of submittal. When applications are consolidated for review, the entire package will proceed using the process involving the highest decision-making authority. For example, for a project involving a Project Design Review application and a Rezone application, both applications would have a final decision issued by City Council. It is strongly recommended that you speak with a staff member about consolidated review so that you are informed of your options and how your applications would be affected.

☐ I/We hereby request consolidated review.

3. It is the responsibility of the owners, applicants and agents to become aware of the requirements of Title 21-Zoning of the Lynnwood Municipal Code. It is strongly encouraged that a pre-application conference with the City staff be scheduled prior to submittal of an application.

4. An application may be amended only in writing.

5. Submittal of this application grants the Hearing Examiner and appropriate city officials the right of entry to the project site during a reasonable hour and, upon proper identification, to the building, structure and/or premise, which is directly related to this application.

6. In each application the burden of proof rests with the applicant, petitioner or proponent.

7. Any Conditional Use Permit which is issued and not utilized within two years from the effective date of the permit, or within such shorter period of time as may be stipulated by the City Council, shall expire and be of no further consequence. The Community Development Department Director may grant a single one-year extension to this time limit, provided a written request for an extension is received before expiration.

8. Items with any typewritten information must be 10-point font or larger to ensure legibility of scanned documents.

I/We EVERGREEN RECOVERY CENTERS, owner(s) of the property
commonly known as _____, do hereby apply for approval of a
Conditional Use Permit for the above-referenced property. I/We certify that the information provided in this
application, including all submittals and attachments, is true and correct to the best of my/our knowledge.

Signature of Owner:



Date: 6-25-15

Please print name:

LINDA GRANT

**Affidavit of Ownership**File Name: EVERGREEN RECOVERY CENTERFile Number: CUP-002922-2015**RECEIVED****JUN 26 2015****CITY OF LYNNWOOD
PERMIT CENTER**

Property Owner:

EVERGREEN RECOVERY CENTES

Contact Address:

2601 SUMMIT AVE, EVERETT, WAPhone: (425) 258-2407

Any person with a verifiable interest in the subject property must complete this form. If the above property owner has an express interest in additional parcels involved in the listed project than there is space provided for below, those parcel numbers and associated legal descriptions must be provided on further copies of this form.

Site Address:

20508 56th AVE. W. LYNNWOOD APN: 27042100307300

Legal Description:

SEC 21 TWP 27 RANGE 04 9T-7B-1) LOT 3 OFCITY OF LYNN SP 90-0012 REC AFNO 9103110128 BEING PTN OF NW 1/4 of SW 1/4

Site Address:

APN:

Legal Description:

AFFIDAVIT OF OWNERSHIP – To Be Completed in the Presence of a Notary Public

I, LINDA GRANT, being duly sworn, depose and say that I am the owner of record of that certain real property identified as Snohomish County Parcel Number(s) 27042100307300, and that the information provided in this application, including all submittals and attachments, is true and correct to the best of my knowledge.

Signature of Owner:

Linda GrantDate: 6-25-15

Please print name:

LINDA GRANTSTATE OF Washington)COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that

LINDA GRANT

is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

SUBSCRIBED AND SWORN TO before me this 25 day ofJune 2015.

NAME (print):

DORIS GRIFFITH

NAME (sign):

Doris GriffithNotary Public in and for the State of WASHINGTON

Commission Expires:

10/31/15

CITY OF LYNNWOOD CONDITIONAL USE PERMIT APPLICATION
By
Evergreen Recovery Centers
Property at 20508 56th Avenue West, Lynnwood, WA 98036

Required Items

Numbered by Item Number in CUP Application

RECEIVED
JUN 26 2015
CITY OF LYNNWOOD
PERMIT CENTER

1. Land Use Application Cover Sheet (original)

Attached.

2. Legal Description

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No 1185545

LEGAL DESCRIPTION

The land referred to is Situated in the State of Washington, County of SNOHOMISH
as follows and is described

PARCEL A

THE NORTH 158.00 FEET OF THE SOUTH 302.00 FEET, AS MEASURED ALONG THE EAST LINE OF
THE EAST HALF OF THE EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 27 NORTH, RANGE 4
EAST W.M.,

EXCEPT THE EAST 30 FEET THEREOF CONVEYED TO THE CITY OF LYNNWOOD BY DEED FILED
UNDER RECORDING NO. 1620924

(ALSO KNOWN AS LOT 3 OF SHORT PLAT NO 90-0012, RECORDED UNDER RECORDING NUMBER
9103110128.)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON PARCEL B

AN EASEMENT FOR ROADWAY AND UTILITY PURPOSES AS ESTABLISHED BY INSTRUMENT RECORDED
UNDER AUDITOR'S FILE NUMBER 2141639, OVER THE EAST 15 FEET OF THE WEST HALF OF THE
EAST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 21, TOWNSHIP 27 NORTH, RANGE 4 EAST W.M

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO THE CITY OF LYNNWOOD BY DEED RECORDED
UNDER AUDITOR'S FILE NUMBER 1620924

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

3. Summary of Proposal

- **Goal of Proposed Use: 16-Bed Acute Care Medical Detox Facility**

The purpose of this facility is to provide the residents of Lynnwood and surrounding areas with a licensed, short-term, medically-managed alcohol and drug withdrawal management program. The facility meets the definition of a **local Essential Public Facility**, sponsored by Snohomish County Human Services to provide services to residents of Lynnwood and neighboring South Snohomish County areas.

Our plan is to utilize the southern two units of the building (4,485 s.f. or 40% of total building) for the medical detox program. It will be licensed by the Washington State Department of Health as a 16-bed Residential Treatment Facility—Acute/Medical Detoxification under WAC 246-337. The facility will be remodeled to meet all necessary building codes.

The other portion of the building (4,685 s.f. or 42% of total office space) is under a lease to Professional Services Industries (PSI) that began in April 2014 and ends April 2019 with an option to extend another 5 years. PSI is a professional consulting engineering firm and uses the front of the building as professional office space. The tenant's lease also encompasses 2 of 3 storage units in the north wing of the building (approximately 2,079 s.f. in total storage and 18% of total building). The 3rd small storage unit is leased on a month to month contract that will be terminated so that owner can use the space for storage.

- **Relevant Sections of LMC Requiring Approval:**

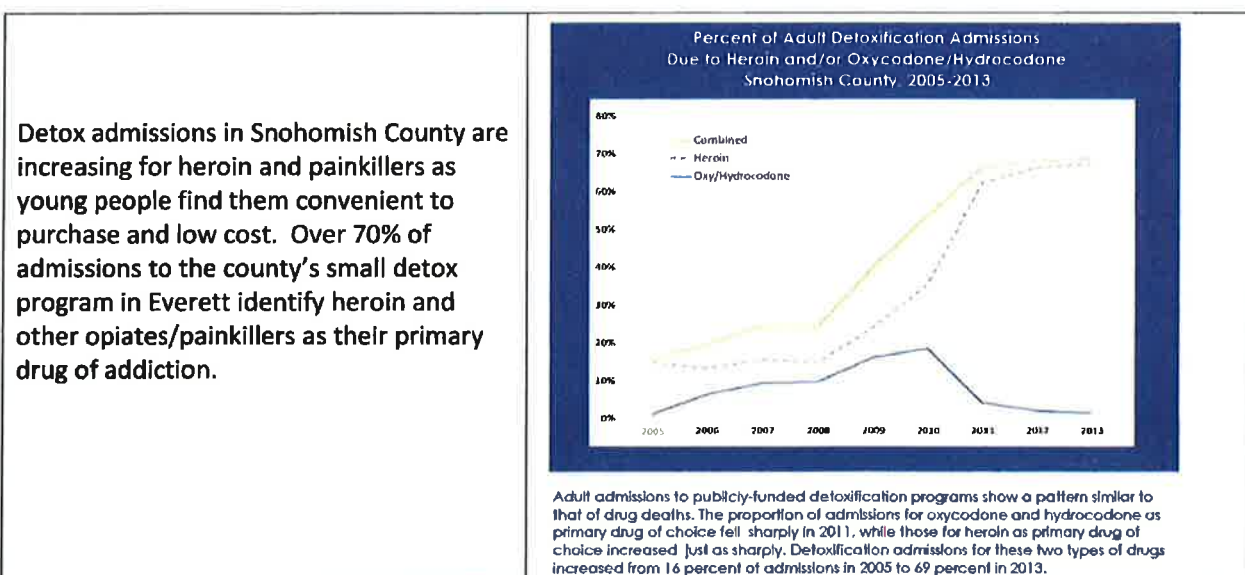
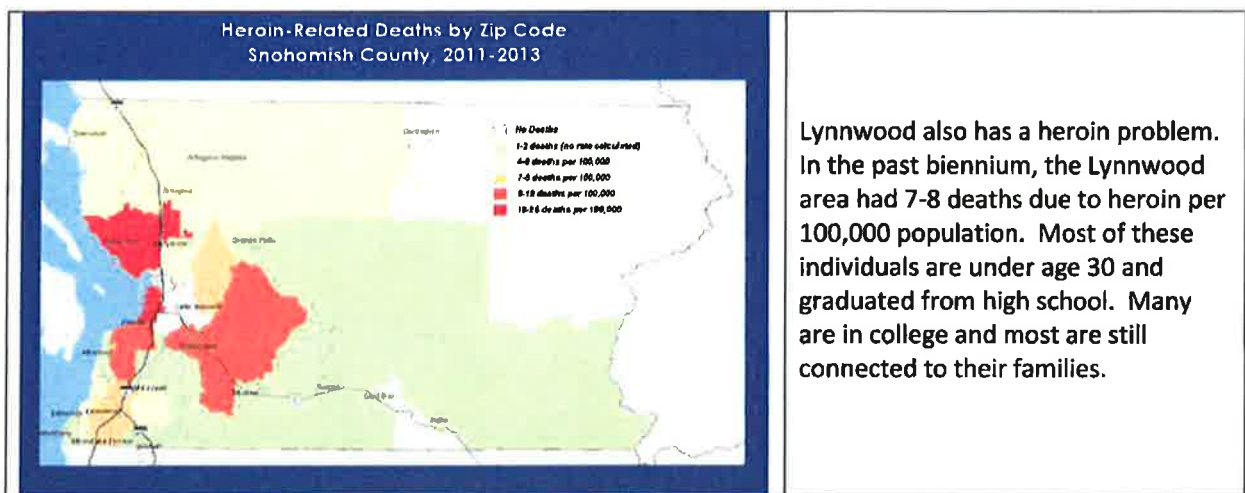
The new program in this building will be a Local Essential Public Facility (EPF) as defined under Chapters 21.02 and 21.73.020 LMC. It meets the requirements for a Local Essential Public Facility set forth in 21.73.020.C as follows:

21.73.020.C.1: The project meets a need of the community. The County has only one 16-bed detox facility for the entire County, and it is located in Everett and is operated by Evergreen Recovery Centers. Because the beds are so limited persons can wait weeks to be admitted, even though withdrawal has life-threatening complications. Seizures, respiratory failure and cardiac arrest during withdrawal from alcohol and certain drugs are common complications, and opiate overdose is now epidemic the County and even South County. Lynnwood residents are underserved, with most admissions in the existing detox coming from Everett and north. Lynnwood officials, first responders, the hospitals, and families in this area are all impacted by the shortage of detox beds. A community group, including health care providers from Swedish-Edmonds Hospital, Lynnwood emergency services, and Verdant Foundation, have been working for several years to find a provider, funding and a location for a detox to serve Lynnwood area residents.

The National Institute on Drug Abuse reports that one in ten adults are dealing with an alcohol or drug problem. That means that in Lynnwood alone 3,600 people are in need of treatment. Most of these persons are today using heroin or painkillers ("opiate" addiction) opiate addicts. These young adults have

frustrated parents, and providing a local detox resource would be a relief to these families as to the professionals at the hospitals and in community services. Mothers and fathers call the Everett detox daily, terrified that any day they will hear that their child has died of an overdose. They are seeking help but are told there is no bed available because Snohomish County has only had 16 beds since they opened Evergreen's Everett Detox in 1989. Detox is a prerequisite to entering an inpatient treatment program, and without access to a detox bed, these young people return to street drugs to avoid the withdrawal effects. (Reference: National Institute on Drug Abuse, Nationwide Trends, 6/25/15.)

A detox program is one of the most fundamental substance abuse programs that communities put in place. More than 500 detox patients over the past year accessed treatment following detox. Detox is a critical service and effective.



This location was selected in part due to its proximity to Swedish-Edmonds Hospital. 4 to 6 times a year medications are unable to adequately control the physical effects of depressant withdrawal and a patient goes into cardiac arrest or seizures. While this occurs infrequently and Evergreen has AEDs onsite, these are life-threatening withdrawal indicators. We have a van to transport but generally call EMS. By prior arrangement EMS does not use sirens.

Evergreen Recovery Centers does not provide methadone treatment as this service is not consistent with the organization's goal of assisting persons to achieve full abstinence from mood-altering drugs.

Evergreen Recovery Centers is a community-based non-profit with a volunteer Board of citizens from Snohomish County. We believe abstinence from all mood-altering substances is achievable and provides the highest quality of recovery.

21.73.020.C.2: Alternative sites were explored in Edmonds, Mountlake Terrace and other parts of Lynnwood but no other appropriate building was available that met the criteria, including being in a non-residential zone, one-story with ADA access, being within 2 miles of a hospital, and with an affordable purchase price.

21.73.020.C.3: This Essential Public Facility is located in a Light Industrial Zone, and the land is in Light Industrial and not in a residential zone. This EPF will be sponsored by Snohomish County Human Services with the purpose of providing short term medical detox to residents of Lynnwood and surrounding areas. Evergreen has a similar facility in Everett that serves north county residents. There are a limited number of residential homes on the other side of 56th Street. Neighbors within 600 feet have been notified of our proposed use and have received mailed notice and an invitation to an open house on June 30 to tour the facility and learn more about the proposed function.

21.73.020.C.4: This Local Essential Public facility will meet all provisions of this code for development within the zoning district in which it is proposed to be located. Tenant improvements will be made to bring the building to all code requirements.

- **Relationship of Arrangement of Buildings, Parking, Structures, and Landscaping:**

Building: There is no change to the footprint of the existing building or the size of parking areas planned. The interior will be remodeled and some doors and windows moved. A fire system riser room will be built either on the south east corner or in the rear of the building (pending confirmation of location of water mains). Roofing will be replaced and siding repaired and painted a neutral color. Exterior design will remain the same.

Parking: There are 14 parking spaces in the front of the building and accessible from 56th Ave. West. This parking is ample for the low level of visitors to this detox program and the offices. Daily visitation to this proposed use is minimal (3-5 vehicles a day for short stays of usually one hour or less), and the current

tenant has low use by visitation. One parking stall is ADA accessible. This is not a walk-in facility; patients are admitted by prior appointment. Patients may not bring personal vehicles; they must be brought by friends or family, so there is no patient parking.

In the back of the building, accessed from an alley off of 204th St. SW, there are 24 to 30 parking spaces. The existing tenant uses half the parking spaces (about 15). The new program staff will use 6 to 8 additional spaces. Delivery trucks will be directed to use the rear of the building as well.

Landscaping, Fencing and Signage: Landscape will be refreshed but follow same layout. There is fencing along both sides of the building and between the parking and alley which will remain. A small sign will be placed outside the front door for identification.

- **Relationship to Development and Use Adjoining Properties:**

Evergreen Recovery Centers has operated a similar facility in a residential zone in Everett for over 30 years, and not only has experience in the medical protocol but also in operating within a residential neighborhood. Evergreen is respectful of the neighbors and has a variety of systems in place to assure we do not create noise or disruption in the community. At discharge the patients are either picked up by family or friends or taken by staff to bus or treatment facility.

We are a smoke-free facility, so patients will not be going outside to smoke. Patients would be inside the entire time of their stay; even fire drills are desk drills as many as sleeping during most of their stay and we do not wish to disrupt them.

The front door will be kept locked and a doorbell will alert staff when an admission has arrived. As noted earlier, visitors are not allowed during the short stay. The staff offices will generally be toward the front of the building with the nurses' station toward the rear. The units will be split for gender, with the nurses' station having vision to all patient bedrooms and the common areas.

4. Proposed Use of Site

Evergreen Recovery Centers would operate this as a 24 hour facility staffed primarily by nurses and medical practitioners. Admissions are by appointment and spread between 10AM and 7PM to allow time for a full nursing and medical assessment for each admission. During day hours the staff consists of the Nursing Supervisor (head RN), 2 nurses, 1 unit assistant, a counselor, a cook and the part-time medical practitioner (7 total). At night the staff will consist of 2 nurses and a unit assistant with the medical practitioner visiting in the evening.

Once the withdrawal management (detox) program is fully established, it will serve approximately 80 local residents a month who are experiencing alcohol/drug problems and needing medical care to withdraw

from the drugs and become connected to abstinence-based treatment services (most of which are located outside the county, often in Eastern Washington). Admission applicants will be pre-screened to assure that they are amenable to the medical care provided and are willing to pursue treatment upon discharge. We assume we will have about the same proportion of persons responding to treatment in this facility as in Everett, where 50-60% of those completing detoxification will move into a residential or outpatient program elsewhere in the county or state. We have protocols in place to not allow this medical procedure to be used as a revolving door; repeaters are required to have an assessment and treatment arranged prior to admission.

- **Proposed Use of the Site:**

The Property: This site includes a single-story building with 3 office units and 3 storage units. 60% of the space is leased to PSI professional engineering consulting services and with 4 years remaining on a 5-year lease with the option to renew an additional 5 years. Evergreen Recovery Centers will use 1 of the 3 storage units for storing unused furniture, archived files, and supplies.

The remaining 2 office units on the south side of the building (comprising 40% of the total square footage) will be converted into a 16-bed, 24-hour acute care short-term medical facility. The program will provide 3- 5 day medically supervised withdrawal management for individuals completing detoxification from alcohol and drugs before transferring to longer-term treatment facilities around the state.

The Treatment Protocol: The medical protocol involves sedation and the patients sleep most of the day the first 2 or 3 days. Prior to admission patients are screened by phone for appropriateness, medical necessity, identifying drugs of use, screening for excluding medical conditions and other criteria (e.g., sex offender, prior history of detox without follow-through to treatment, assaultive behavior during previous admissions, etc.). Once the person meets phone screening, they are scheduled for admission to detoxification or a placed on a wait list. Persons with arranged residential treatment are given priority by County contract.

The health care practitioner (a Physician or an Advance Registered Nurse Practitioner (ARNP)) completes a health history and determines what protocols and medications are appropriate for the individual's withdrawal. The health care practitioner checks patients daily and adjusts medications as needed, and nurses provide regularly vitals checks and administer medications. We also employ counselors who work with patients on the discharge plans, provide support services for transportation to treatment, arrange housing or treatment referrals, and provide daily onsite motivational counseling. Admissions are staggered with 2-4 hours between to allow time for proper admission processing, health history completion and establishing medical protocol.

Patients generally sleep a great deal during the first day or two, but as their medications are tapered, they become more mobile and participate in educational groups and counseling. Patients will receive 3 meals a day, and snack bar is available 24 hours with water and beverages for hydration as well as fruit and

sandwich makings since some are sleeping during meal times. The last day of the protocol, the patient has completed all sedating medications and after 12 hours is either driven to a bus station to travel to their treatment center or is picked up by staff or family for transport to their treatment facility or to return to their home with an outpatient treatment plan.

The Patients: The facility will admit an average of 2.6 persons a day, discharging the same number. The facility is NOT a mission or a drop-in center and 90% of all admissions have some form of insurance, either private or public. The purpose of this program is to provide medical withdrawal management for pre-screened individuals as part of their step toward moving off ALL drugs and establishing a lifestyle of abstinence. Patients may not bring their cars—they must be dropped off—to discourage leaving against medical advice. It is also notable that the majority of our patients are young, high school or college educated, and about 40% are female. The facility will be designed to keep males and females in separate units.

Emergencies: Approximately 4- 6 times a year we find we must call emergency medical transport to take a person to the hospital due to seizures or cardiac arrest. Our Everett program is in a residential neighborhood and we have pre-arranged with emergency services to not utilize sirens when coming or leaving.

- **Hours of operation:**

This is a 24-hour facility with up to admissions staggered over the day, from morning to early evening. Average 2-3 admissions per day.

- **Number of employees:**

The program will have only 5 to 6 staff on shift for care of the patients, with the exception of graveyard (10pm to 6am) when there are 2-3 staff.

Total staffing for this facility, distributed throughout the day, will be:

- 2 ARNPs, who work part-time providing daily on-site care as well as on-call services.
- 1 Nursing Manager (an RN who works days, Monday through Friday)
- 12 nurses (2 per shift), most RNs and some are part-time
- 5 Unit Assistants (1 per shift; 2 FT; rest PT)
- 2 Counselors (1 on each weekday, 7 days a week) and 1 counselor intern
- 2 cooks sharing shifts over 7 days
- 2 maintenance staff, on-site part time
- Additional staff visiting occasionally: Director of Detox Services (supervising RN), Maintenance staff, IT Specialist, HR Coordinator, CEO, etc.

- **Visitors**

Patients are not allowed visitors during their stay and the only external visitation is when family or friends drop them off at admission and pick them up at discharge 4-6 days later. We anticipate other than staff, fewer than 6 vehicles a day coming or going from the parking lot. The building is kept locked to the outside so that unscheduled visitors are not allowed in. Patients are required to stay for at least 12 hours after last medication.

- **Storage or use of hazardous materials: None.**

5. List of Uses of the Site and Gross Square Footages

Lot Size: 48,042 s.f. (1.10 acres)

Building: Total = 11,249 GFA

<u>Uses:</u>	<u>SF</u>
Detox	= 4,485 GFA
Tenant =	= 4,685 GFA
Storage Units	= 2,079 GFA

6. Summary Table

See Attachment 6.

7. Statement

Evergreen Recovery Centers' application complies with both of the following criteria:

- A. The Conditional Use Permit will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In fact, we believe it enhances the neighborhood, city, and region.
- B. The Conditional Use Permit will be in harmony with the general purpose of LMC Title 21—Zoning.

8. Site Plan

See Attachment 8.

9. Landscaping Plan

Existing is proposed.

10. Exterior Elevations

See Attachment 10.

11. Colors and Materials Board

Colors will be similar to existing but repaired and repainted. Scheme is light beige exterior paint with dark green accents. Interior similarly will be light neutral walls and light floors. All floors will be vinyl for easy upkeep.

12. Vicinity Map

See Attachment 12.

13. Two (2) sets of copies of all plans and oversized documents

See Attachment 13.

14. Photographs of the site.

See Attachment 14.

15. SEPA application unless categorically exempt

Exempt from SEPA as no disturbance or addition to existing structure.

16. List of other permits that may be required

Only a Tenant Improvements Permit will be required.

17. Permits submitted with this Application

Attached is a Tenant Improvement Permit

18. Schedule for phasing

No phasing is required. Tenant Improvements are planned to begin as soon as possible, or on or before September 1, 2015 and end by November 30, 2015.

19. Relaxation request

No requests for relaxation are being submitted.

20. Affidavit of Ownership for property involved

See Attachment 20.

21. Application fees.

Check for \$3,500.00 for Deposit on Fees is attached.

Conditional Use Permit Application for Evergreen Manor Recovery Center

CUP item 6. Summary Table of project statistics:

1. Project Address: 20508-B 56th Ave. W, Lynnwood, WA. 98036
2. Assessor's Parcel No. 2704 2100 307 300
3. Current Zoning Designation: LI – Light Industrial
4. Lot Size: 48,042 sf (1.10 ac.)
5. Existing Building Footprint area: 11,484 sf (no change)
6. Existing impervious surface area on lot: 35,968 sf (no change)
7. Existing GFA (gross floor area):
 - a. Currently occupied office space at 20508-A: 4,685 sf gfa
 - b. Existing storage space at rear: 2,079 sf gfa
 - c. Existing proposed project space: 4,485 sf gfa

8. Required on-site parking per LMC:

Lynnwood Municipal Code - Table 21.18.08: (respite care)

Proposed Project Area: Recovery Center

One parking stall per staff member plus one per 10 persons receiving care.

6 staff persons plus 16 max. persons receiving care = 8 parking stalls required

Lynnwood Municipal Code - Table 21.18.04: (office)

Currently occupied office space - PSI Engineering:

3.8 parking stalls per 1,000 SF GFA

4,685 SF = 18 parking stalls required

Lynnwood Municipal Code - Table 21.18.10: (warehouse)

Existing storage space at rear:

1 space per 3,000 SF GFA

2,079 SF = 1 parking stall required

Total parking stalls required: 27

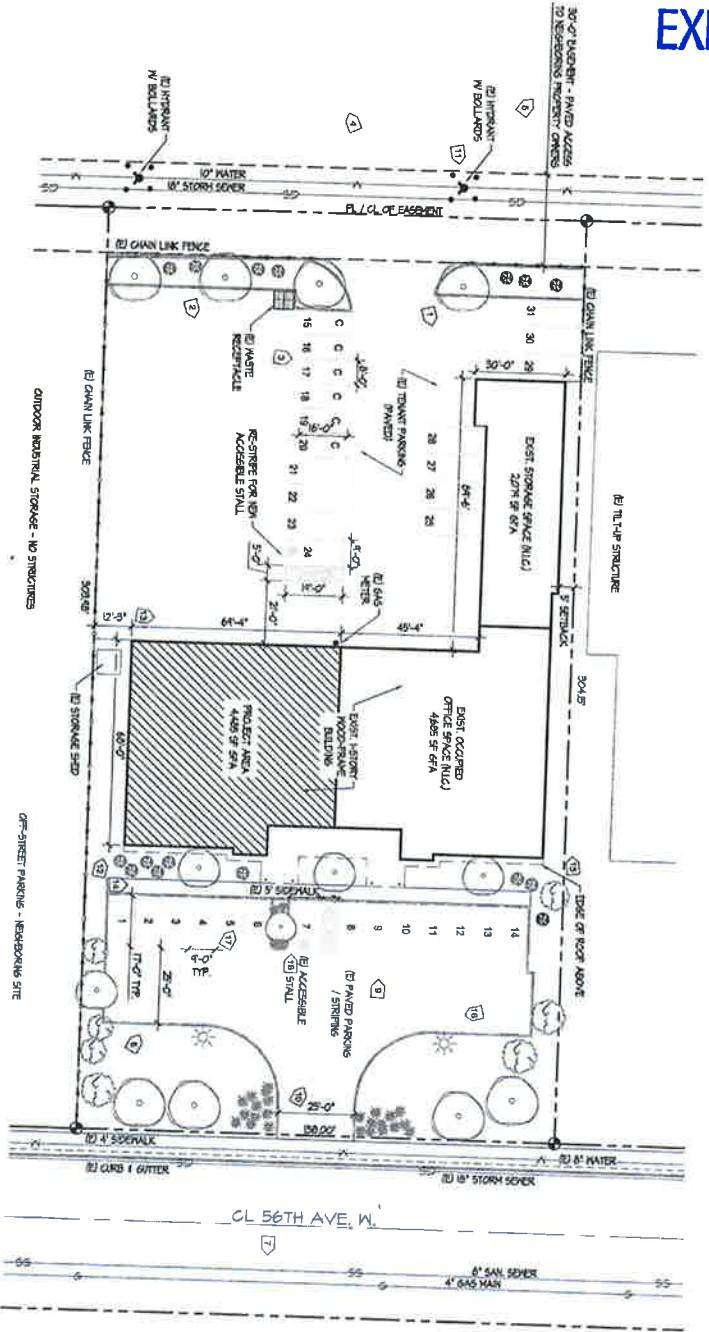
Total existing striped parking stalls on site: 31 (14 at front, 17 at rear)

1 existing accessible parking stall at front and 1 proposed at rear – (2) total per IBC table 1106.1

RECEIVED

JUN 26 2015

CITY OF LYNNWOOD
PERMIT CENTER



VICINITY MAP
SCALE: NTS



SITE PLAN
SCALE: 1"=20'

OWNERS:
EVERGREEN RECOVERY CENTERS
2601 SUMMIT AVENUE
EVERETT, WA 98201
(425) 258-2401

SITE ADDRESS:
20508-B 56TH AVE. W.
LYNNWOOD, WA 98036

PARCEL NUMBER:
2104210037800

PROPERTY DESCRIPTION:
SEC. 21 TYP. 21 REE. COAST-TR-1 LOT 3 OF
CITY OF LYNN SP 10-0012 REG. AS NO
910310128 BEING PTN OF NW1/4 SW1/4
ZONING: L1 - LIGHT INDUSTRIAL

LOT SIZE: 49,042 SF (1.10 AC.)
BUILDING FOOTPRINT: 11,484 SF
(NO CHANGE PROPOSED)

TOTAL BUILDING GROSS FLOOR AREA: 11,244 SF
TOTAL LOT IMPERVIOUS AREA: 35,968 SF

SITE ELEVATION / CONTOURS:
SITE IS ESSENTIALLY FLAT; 2' CONTOURS
EXISTING SITE LANDSCAPING AS SHOWN TO
REMAIN AND BE MAINTAINED -
NO NEW PROPOSED

EXISTING PARKING STALLS ON SITE: 31 TOTAL
REQUIRED ON SITE INCLUDING THIS PROJECT: 27

LEGEND

- GAS LINE
- WATER LINE
- SB — SD STORM DRAIN LINE
- SE — SW SEWER LINE
- E — ELECTRICAL LINE
- T — TELEPHONE LINE
- (E) INDICATES EXISTING ELEMENT
- (P) INDICATES PROPERTY CORNER
- ▲ FIRE HYDRANT
- ☀ SITE LIGHTING
- (D) DECIDUOUS TREE
- (D) EVERGREEN SHRUB
- (D) DECIDUOUS SHRUB
- (D) EVERGREEN SHRUB / GROUNDCOVER
- (P) SITE PHOTOS KEYS

SITE PLAN
A-1.1

REV.	DATE	DESCRIPTION
RECEIVED		
JUN 26 2015		
CITY OF LYNNWOOD PERMIT CENTER		

SCALE: AS NOTED
ISSUE DATE: 6/25/2015
DRAWN: TA
CHECKED: SA

© THIS PLAN AND DESIGN IS THE PROPERTY OF CAPITAL ARCHITECTS, INC. NO PART OF THIS DESIGN OR CONCEPT SHALL BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CAPITAL ARCHITECTS, INC.

FOR CONDITIONAL USE PERMIT

Capital Architects
INCORPORATED

2913 ROCKFELLER LANE AVE
EVERETT, WA 98201
TEL: 425.317.8001
FAX: 425.317.8008

Lynnwood, WA.

RECEIVED

JUN 26 2015

CITY OF LYNNWOOD
PERMIT CENTER

Vicinity Map (NTS)



SITE PHOTOS – REFER TO SITE PLAN LEGEND – PHOTO KEYS

CONDITIONAL USE PERMIT - PROPOSED EVERGREEN MANOR RECOVERY CENTER

20508 56TH AVE. W., LYNNWOOD, WA.



1



2



3



4



5



6

RECEIVED

JUN 26 2015

CITY OF LYNNWOOD
PERMIT CENTER



7



8



9



10



11



12



13



14



15



16



17



18

CITY OF LYNNWOOD
NOTICE OF APPLICATION
EVERGREEN RECOVERY CENTER CONDITIONAL USE PERMIT
(File No. CUP-002922-2015)

EXHIBIT 9

Application and Project Description:

On June 26, 2015, Linda Grant, on behalf of Evergreen Recovery Centers, submitted an application to the City of Lynnwood for a conditional use permit to approve a short-term, medically-managed alcohol and drug withdrawal management facility within an existing building located at 20508 56th Ave. W. The center will be located within approximately 4,485 square feet of the building. The facility will be licensed by the Washington State Department of Health as a 16-bed Residential Treatment Facility – Acute/Medical Detoxification under WAC 246-337. The facility will be reviewed under Chapters 21.24 Conditional Use Permits and 21.73 Essential Public Facilities of the Lynnwood Municipal Code (LMC). The property is zoned LI (Light Industrial).

Location:

The project site is located at 20508 56th Ave. W (Parcel No. 27042100307300).

Conditional Use Permit Approval:

The proposal will be reviewed for compliance with City of Lynnwood requirements for conditional use permits (Chapter 21.24 LMC). A formal public hearing before the Hearing Examiner will be scheduled at a future date. Notice of the public hearing will be distributed to property owners within 600 feet, posted at the site, published in the Everett Herald, and posted at each official posting place in the City.

Essential Public Facilities:

The proposal will be reviewed for compliance with City of Lynnwood requirements for local essential public facilities (Chapter 21.73.020).

Project Contact:

Linda Grant, CEO
Evergreen Recovery Centers
2601 Summit Ave.
Everett, WA 98201
425-258-2407

lgrant@evergreenmanor.org

Comments:

Comments concerning this project should be mailed to the City of Lynnwood, Community Development Department, PO Box 5008, Lynnwood, WA 98046 OR delivered to the Permit Center at 4114 198th St SW, Suite 7.

Contact:

The file on this project is maintained in the Community Development Department office at the above listed address. If you wish to be notified of related hearings or meetings, the appeal rights of this application or if you have other questions, please contact Todd Hall, Planning Manager, at (425) 670-5407 or thall@ci.lynnwood.wa.us. Please make reference to file number CUP-002922-2015 when making contact.

Date of this Notice: July 1, 2015

Comment Period Ends: July 15, 2015

CITY OF LYNNWOOD
NOTICE OF PUBLIC HEARING
EVERGREEN RECOVERY CENTER CONDITIONAL USE PERMIT
(File No. CUP-002922-2015)

Project Description:

Conditional Use Permit to approve a short-term, medically-managed alcohol and drug withdrawal management facility within an existing building located at 20508 56th Ave. W. The center will be located within approximately 4,485 square feet of the building. The facility will be licensed by the Washington State Department of Health as a 16-bed Residential Treatment Facility – Acute/Medical Detoxification under WAC 246-337. The facility will be reviewed under Chapters 21.24 Conditional Use Permits and 21.73 Essential Public Facilities of the Lynnwood Municipal Code (LMC). The property is zoned LI (Light Industrial).

Location:

The site is located at 20508 56th Ave. W. The Assessor's Parcel Number is 27042100307300.

Conditional Use Permit Approval:

The proposal will be reviewed for compliance with Chapter 21.24 Conditional Use Permits.

Essential Public Facilities:

The proposal will be reviewed for compliance with the Chapter 21.73 Essential Public Facilities.

Public Hearing:

A Public Hearing before the Lynnwood Hearing Examiner will be held at the **Lynnwood Civic Center, Council Chambers at 19100 44th Ave. W, Lynnwood, WA at 2:00 PM on Tuesday, August 18, 2015.** At the Hearing any interested party may appear and give testimony.

Appeal of Hearing Examiner Decision:

Only persons who:

- Appear and give testimony at the public hearing; or
- Submit written comments to the Community Development Department; or
- Submit a written request for a copy of the Examiner's decision may appeal the Decision. Only comments and testimony received at or prior to the Hearing may be considered at the Hearing, or at any Appeal proceeding.

Additional Information:

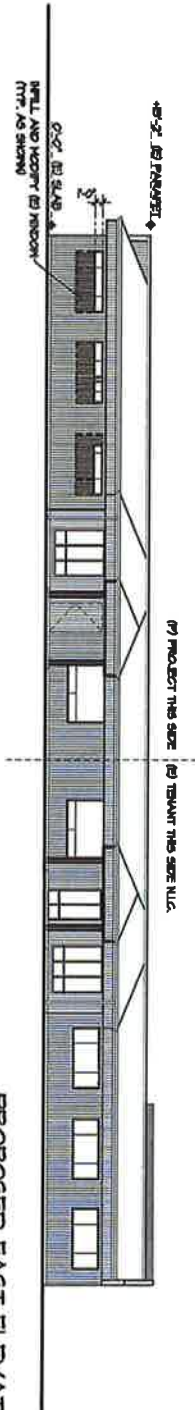
There are occasions when meetings may be postponed or items removed from an agenda. It is therefore advised that you confirm the meeting is going to be held and that this item is on the agenda. The public is invited to attend and participate. Parking and meeting rooms are accessible for persons with disabilities. Contact the City Clerk at 425-670-5161 with 24-hours advance notice for special accommodations.

Comments / Contact:

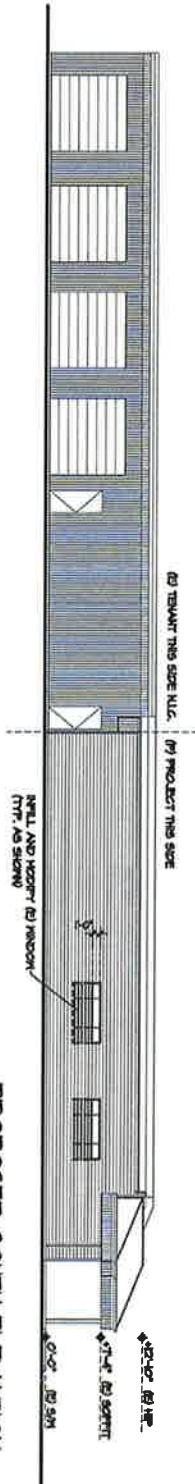
The file on this project is maintained in the Community Development Department office and is available for review at 4400 198th St. SW. If you have questions or would like to provide comments, please contact Todd Hall, Senior Planner, at 425-670-5407 or thall@ci.lynnwood.wa.us. Applicable documents are available on the at the City website at www.ci.lynnwood.wa.us→City Services→Planning and Development→Public Land Use Notices.

Date of this Notice: July 17, 2015

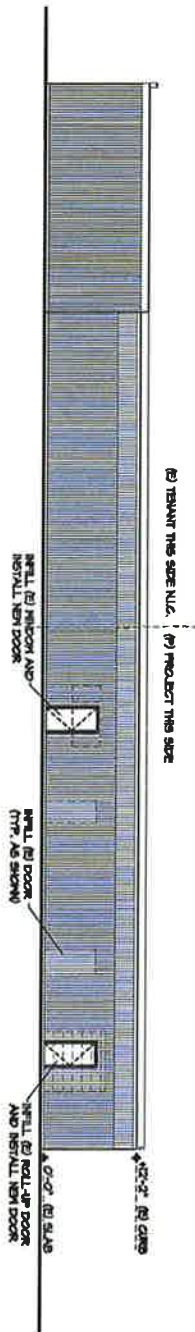
Public Hearing Date: August 18, 2015



PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/8"=1'-0"

**EVERGREEN
MANOR
RECOVERY
CENTER**

Capital Architects
INCORPORATED

283 ROCKEFELLER AVE
EMERYT, WA 98301
PHONE: 425/87507
FAX: 425/3178484



SCALE	AS
ISSUE DATE	6/2
DRAWN	TO
CHECKED	SA

OTHER PLAN AND DESIGN IS AND REMAINS THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE USED WITHOUT PRIOR CONSENT FROM THE ARCHITECT

FOR CONDITIONAL USE PERMIT

REV.	DATE	DESCRIPTION
------	------	-------------

RECEIVED

JUN 26 2015

CITY OF LYNNWOOD
PERMIT CENTER

**PROPOSED
ELEVATIONS**

A-3.2



TENANT IMPROVEMENT

20508-A 56TH AVE. N.
LYNNWOOD, WA 98036

2015 ROCKEFELLER AVE
EVERETT, WA 98201
PHONE: 425.571.0077
FAX: 425.317.0404

JUN 26 2015

CITY OF LYNNWOOD
PERMIT CENTER

SCALE: AS NOTED
 ISSUE DATE: 06/25/15
 DRAWN: TO
 CHECKED: SA

THIS PLAN AND DESIGN IS AND REMAINS THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE USED WITHOUT PRIOR CONSENT FROM THE ARCHITECT

FOR PERMIT

					月
					日
					年

(P) FLOOR PLAN

A-2.2.2



RECEIVED

JUN 26 2015

CITY OF LYNNWOOD
PERMIT CENTER

June 16, 2015

Dear Neighbor,

I am writing to introduce plans for a new service center in south Lynnwood. You are invited to visit and tour our planned facility on 56th Avenue West, and to learn about the types of services provided by Evergreen Recovery Centers.

Evergreen Recovery Centers has a 45-year history of supporting persons seeking recovery through abstinence from alcohol and other drugs. We selectively support community members who request our help as they transition from addiction to constructive life endeavors. We offer a variety of successful programs at five locations in Snohomish County and one in North Seattle. Our services include programs for women and their children, helping mothers to stop using drugs during pregnancy, and keeping children with their mothers during treatment by providing daycare and mental health counseling and long-term support services. We provide outpatient treatment services at all locations, supporting persons in their goal of living free of drugs and alcohol. Evergreen is also active in research with the University of Washington, testing new strategies for arresting alcoholism and addiction.

For 30 years Evergreen has operated a medically-supervised detox service in a quiet residential area in Everett. The facility is staffed 24 hours a day with 3-6 medical professionals and aides on duty at all times. Evergreen patients stay an average of 5 to 6 days as the initial step in their recovery. We conduct careful pre-screening of our residents and visitors are not permitted. Evergreen's patients may not bring their cars or smoke during detoxification; this is entirely an inpatient service. We make it clear prior to admission that we expect patients to go into a treatment facility upon discharge. In 2014 more than 500 county residents successfully completed the transition from Everett detox to treatment.

Swedish Hospital and other local health care providers and community agencies have urged Evergreen to establish a similar program in South Snohomish County -- where the need clearly exists but no such service is available. Evergreen Recovery Centers has secured a location nearby for a small program for 16 patients. As noted, we have 45 years of experience and have proven to be quiet, low profile, good neighbors in each of Evergreen's locations. We will be the same in your neighborhood as well.

We would like to have an opportunity to talk with you more about who we are, what we do, and answer any questions you may have. On Tuesday, June 30th, we are holding an open house for neighbors at 20508 56th Ave. W., Lynnwood. Please stop by between 5 pm and 8 pm to meet us and to tour our new location.

We are happy to provide a tour at our Everett location, by arrangement, if you would like to see what this program looks like in operation. Feel free to call me or Scott Johnson, RN, our Director of Detox Services, at (425) 258-2407 and we will be happy to arrange a tour or provide more information. We look forward to meeting or talking with you.

Sincerely,

Linda Grant, MS, CDP
Chief Executive Officer

Scott Johnson, RN
Director of Detox Services

Todd Hall

From: Prasad, Uma <Uma.Prasad@swedish.org>
Sent: Tuesday, July 07, 2015 11:09 AM
To: Todd Hall
Subject: Evergreen Recovery Center Conditional Use Permit

Hi Todd,

I am a resident living right by this proposed project and strongly disagree with this proposal. This is because I have little kids ages 7 years and 8 years of age and I do not want them to be exposed to drug addicted people hanging around right by my doorway where my little kids play. I would really appreciate if this project is cancelled from this area and to be considered in some commercial area away from residential houses.

Thank you very kindly

Uma

Thank you

Uma Prasad

Patient Services Coordinator II

EEG Lab, Cherry Hill Campus



Swedish Medical Center

Phone: 206 386 2178

Fax: 206 215 3260

Swedish Neuroscience Institute

500 17th Ave | 4 West

Seattle | WA | 98122

North Sound Mental Health Administration

Regional Support Network for Island, San Juan, Skagit, Snohomish, and Whatcom Counties
Improving the mental health and well being of individuals and families in our communities

117 North First Street, Suite 8 • Mount Vernon, WA 98273

360.416.7013 • 800.684.3555 • Fax 360.416.7017 • Email nsmha@nsmha.org • Web Site <http://nsmha.org>

July 10, 2015

RECEIVED
JUL 14 2015
CITY OF LYNNWOOD
DEPT. OF PERMITS & INSE.

Todd Hall
Senior Planner
City of Lynnwood Community Development
4114 198th St. SW #7; Mail: PO Box 5008
Lynnwood, WA 98046-5008

Subject: Use Application Review for Evergreen Recovery's Lynnwood Detoxification Center

Dear Mr. Hall,

On behalf of the North Sound Mental Health Administration I would like to express our strong support for the proposed Evergreen Lynnwood Detoxification Center. The North Sound Mental Health Administration [NSMHA] is responsible for funding public mental health services in the five county North Sound area [Snohomish, Skagit, Whatcom, Island, and San Juan counties]. In April, 2016 the State will also be contracting with us to fund Substance Use Disorder Treatment services, including Substance Use Detoxification Centers.

In planning for the level of service that need to be in place to meet current and projected need, we have estimated that we need to be able to provide Detoxification Services to serve at least 1,000 more persons in the next year, most of these cases are in Snohomish county which has over 60% of the North Sound population. In particular, our current Medicaid service data shows that South Snohomish County has the lowest engagement of persons on Medicaid in behavioral health services due to lack of capacity.

As the county and municipalities know, persons with untreated behavioral health disorders end up homeless on community streets and in jails. Providing Detoxification services in a high need area greatly increases the chance of stabilizing persons and connecting them with needed services, thereby ending the revolving door through hospital emergency departments and jails.

Finally, it is our intent as the new public funder to allocate some of the additional dollars we will be receiving from the state to help sustain the operations of this new treatment center.

We would be happy to provide any additional information you may need to support your review.

Sincerely,



Joe Valentine
Executive Director

Cc: Linda Grant, CEO, Evergreen Recovery Centers



Snohomish County
Human Services

EXHIBIT 15

John Lovick
County Executive

(425) 388-7200
FAX (425) 259-1444
M/S 305
3000 Rockefeller Avenue
Everett, WA 98201-4046

August 5, 2015

Mr. Todd Hall, Senior Planner
City of Lynnwood Community Development
4114 198th Street, SE, #7
Lynnwood, WA 98046-5008

RE: Evergreen Recovery Centers' Conditional Use Permit

Dear Mr. Hall;

Snohomish County's Human Services Department strongly supports Evergreen Recovery Centers' efforts to open a sixteen bed medically managed detox program in the city of Lynnwood. The Human Services Department has committed to provide ongoing financial support as well as oversight and coordination activities related to this acute care facility.

Evergreen Recovery Centers has been the sole provider of public funded detoxification services in Snohomish County since 1987 when they opened a sixteen bed detox program in Everett. Evergreen Recovery Centers, until recently Evergreen Manor, has always been strong service provider operating a clinically and financially solid program.

The addition of a second 24-hour acute care facility providing medically managed withdrawal will benefit individuals accessing this service and society as a whole. Currently, individuals in medical crisis from alcohol or drug withdrawal must wait days or weeks for admission to detox. Individuals not able to access medical detox services have a higher likelihood of frequenting emergency rooms and jails and engaging with law enforcement and EMT services, expensive alternatives that do not provide the needed intervention.

Please let me know if there is specific information that I can provide to support Evergreen Recovery Centers' application (Cammy.Hart-Anderson@snoco.org or 425-388-7233). I also plan to be in attendance at the August 18th hearing.

Sincerely,

Cammy Hart-Anderson, Division Administrator
Division of Mental Health, Chemical Dependency and Veterans Services
Snohomish County Department of Human Services



EXHIBIT 16

August 7, 2016

Todd Hall, Senior Planner
City of Lynnwood Community Development
PO Box 5008
Lynnwood, WA 98046-5008

Dear Mr. Hall,

On behalf of the Verdant Health Commission / PHD No. 2, Snohomish County, I am pleased to write in support of Evergreen Recovery Center's proposed Detox/Withdrawal Management Program facility in Lynnwood. Verdant has participated in planning efforts for this project for several years, and there is clearly a community need for this type of local essential facility to serve South Snohomish County.

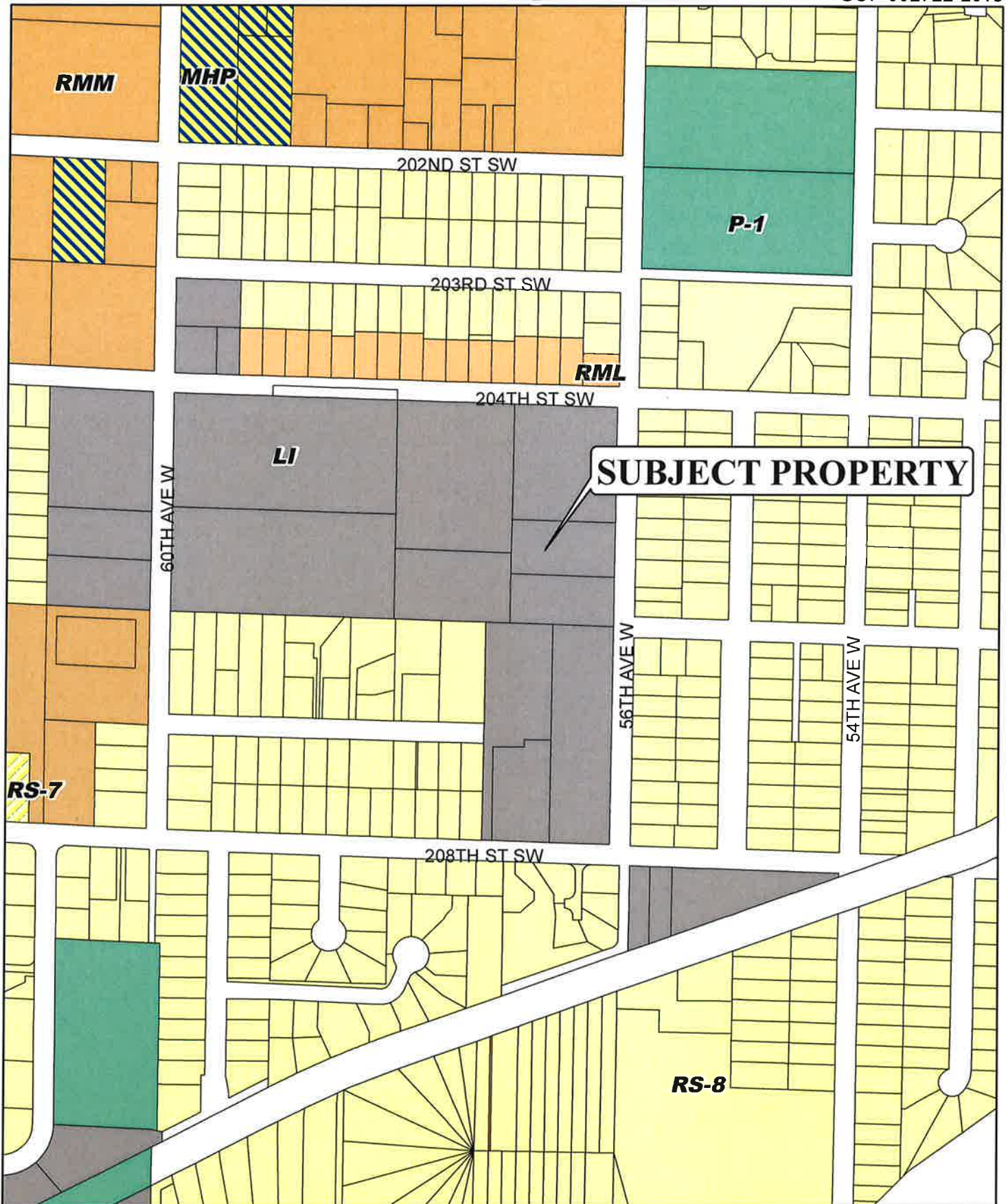
As evidence of the need, Swedish Edmonds hospital estimates that it has annual losses of more than \$7 million tied to community members detoxing from alcohol and drugs, which corresponds to several hundred residents needing this type of care. Unfortunately, a hospital setting is not the best venue for residents going through alcohol and drug detox, because the setting is expensive and patients are not provided with direct connections to drug and alcohol treatment. Many South County residents cycle through the hospital to be medically detoxed without ever receiving treatment for their addiction.

This proposed Detox/Withdrawal Management project has been a community endeavor for the benefit of South Snohomish County residents. More than a dozen local health, human services, and law enforcement agencies have met regularly since 2012 to support development of this essential community resource. Please do not hesitate to contact me if you have any questions about this project.

Sincerely,

Carl Zapora
Superintendent
Verdant Health Commission
425-582-8577
carl.zapora@verdanthealth.org

Zoning



Future Land Use

PLANNING

CUP-002922-2015

